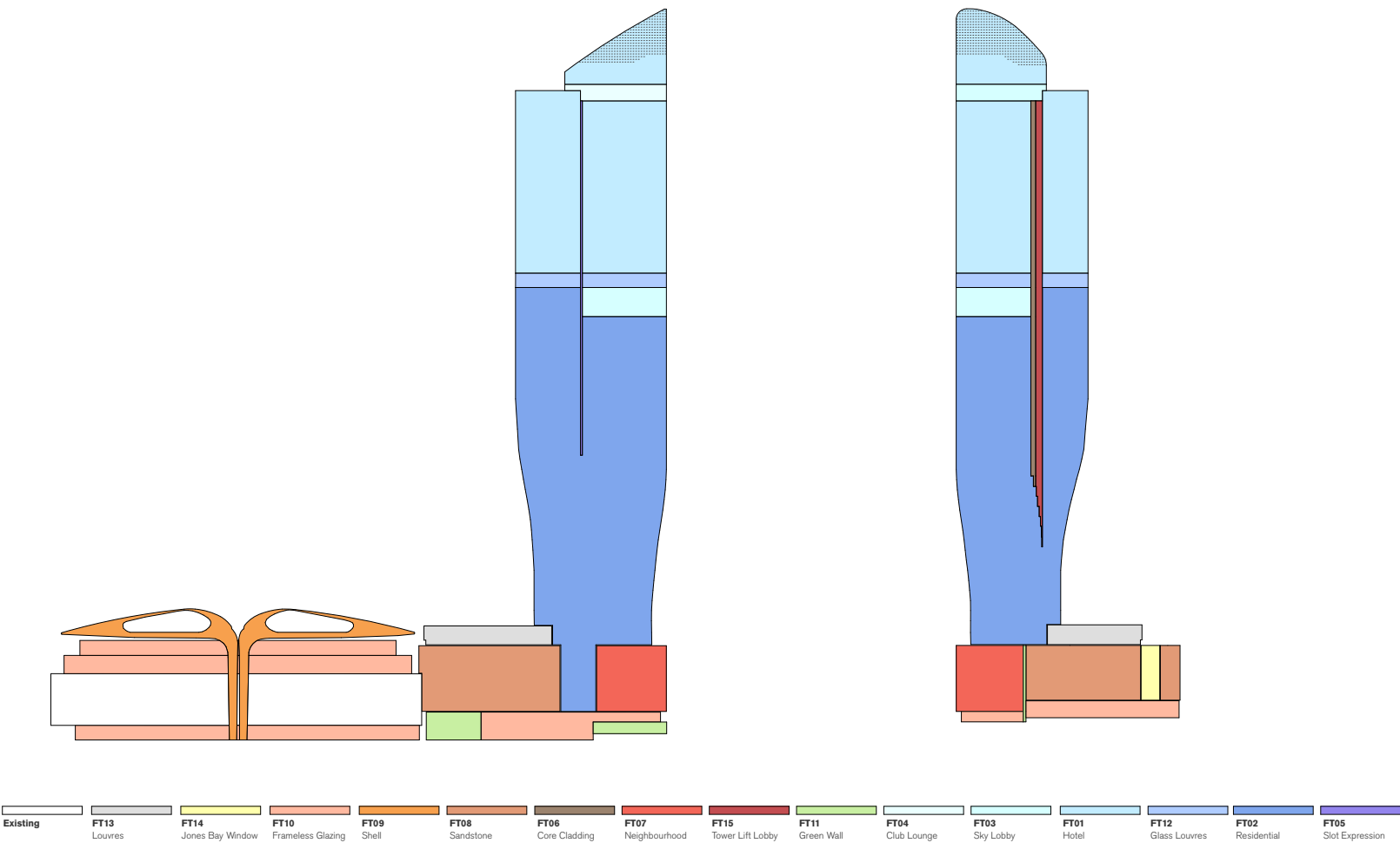




13.1 Facade Types - Overview

The design has a collection of podium and tower facade elements that integrate residential apartments, hotel accommodation and recreational facilities. From a performance perspective, there are significant similarities in the way these differing spaces wish to maximise natural light ingress and capture views of Sydney, yet at the same time be able to control privacy and mitigate solar heat gain. There are also significant divergences. In the tower for example, Hotels demand tight thermal comfort ranges that require sealed facades and the use of air conditioning whereas residential facades must incorporate a regulated percentage of operable area providing fresh air and consequently a lower reliance on a/c. Creating a cohesion between these elements is paramount to the designs singular aesthetic. The facade types discussed in the following section of the report will highlight how highly efficient and adaptive building 'skins' will be integrated across the varying uses yet creating a singular harmonious identity.



Hotel - Club Lounge

- FT04 - Glass fin supported glazing comprising single sheet low-iron glass and tapered low-iron glass fins.

Hotel - Tower Facade

- FT01 -Triple glazed, closed cavity facade comprising external low iron single glass, nominal 100mm cavity and internal Double Glazed Unit. An automated sheer curtain is incorporated in the cavity.

Hotel - Sky Lobby

- FT03 - Glass fin supported glazing comprising single sheet low-iron glass and tapered low-iron glass fins.

Residential - Tower Facade

- FT02 - Triple glazed, closed cavity facade comprising external low iron single glass, nominal 100mm cavity and internal Double Glazed Unit. An automated sheer curtain is incorporated in the cavity. 12-15% reflectivity coefficient

Ribbon -

- FT09 - Single curvature aluminium panels on subframes

Podium Interface - Stainless Steel Plant Facade

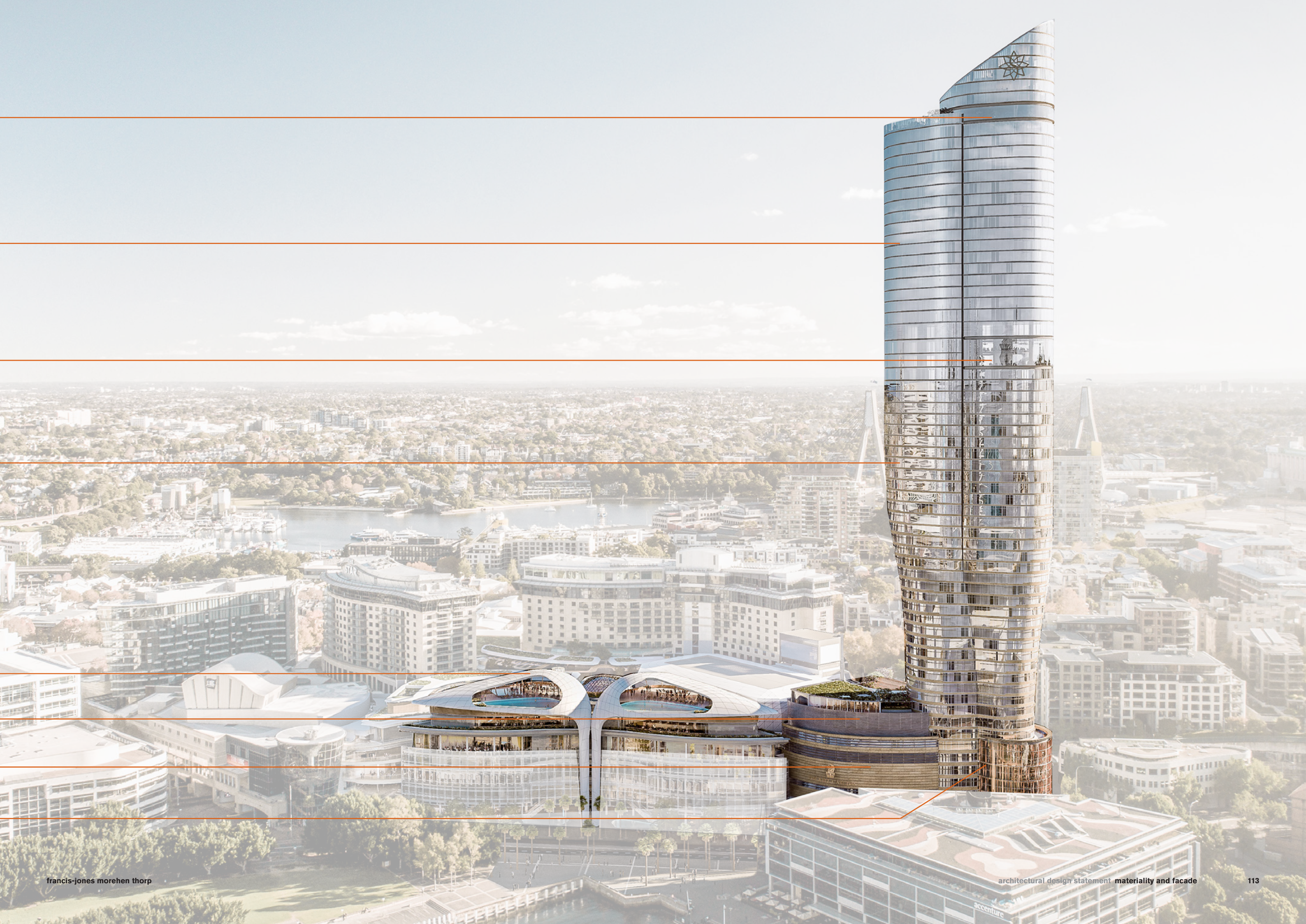
- FT10 - Conventional aluminium framed curtain wall with Double Glazed Unit in clear performance glass

Podium Interface - Sandstone Facade

- FT08 - Sydney Sandstone panels with drained cavity and internal structural wall

Neighbourhood Centre

- FT07 - Aluminium-framed curtain wall with Double Glazed Unit with clear performance glass and external vertical stiffened timber shade elements. 12-15% reflectivity coefficient



13.2 Podium Facade - Sandstone

There is no other material quite so characteristic of Sydney than its own sandstone. From convict built structures in the rocks, to Victorian bank buildings lining martin place, sandstone structures throughout the city have an affable presence. In more recent times, high end buildings such as 161 Castlereagh Street (fjmt studio) have adopted sandstone as a material utilised particularly at the human scale of tall buildings. Thus, Sydney Sandstone's connotations of strength and longevity have been incorporated into the podium facade of the design - signifying its permanence and warmth. Unlike the traditional use of the material, as purely a structural element, the design will blend intricate suspended panels and solar fins using high-end fabrication techniques.



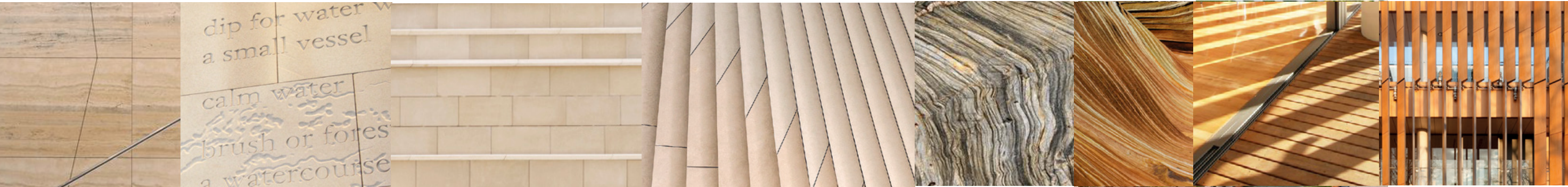
Sandstone Facade along Pirrama Road

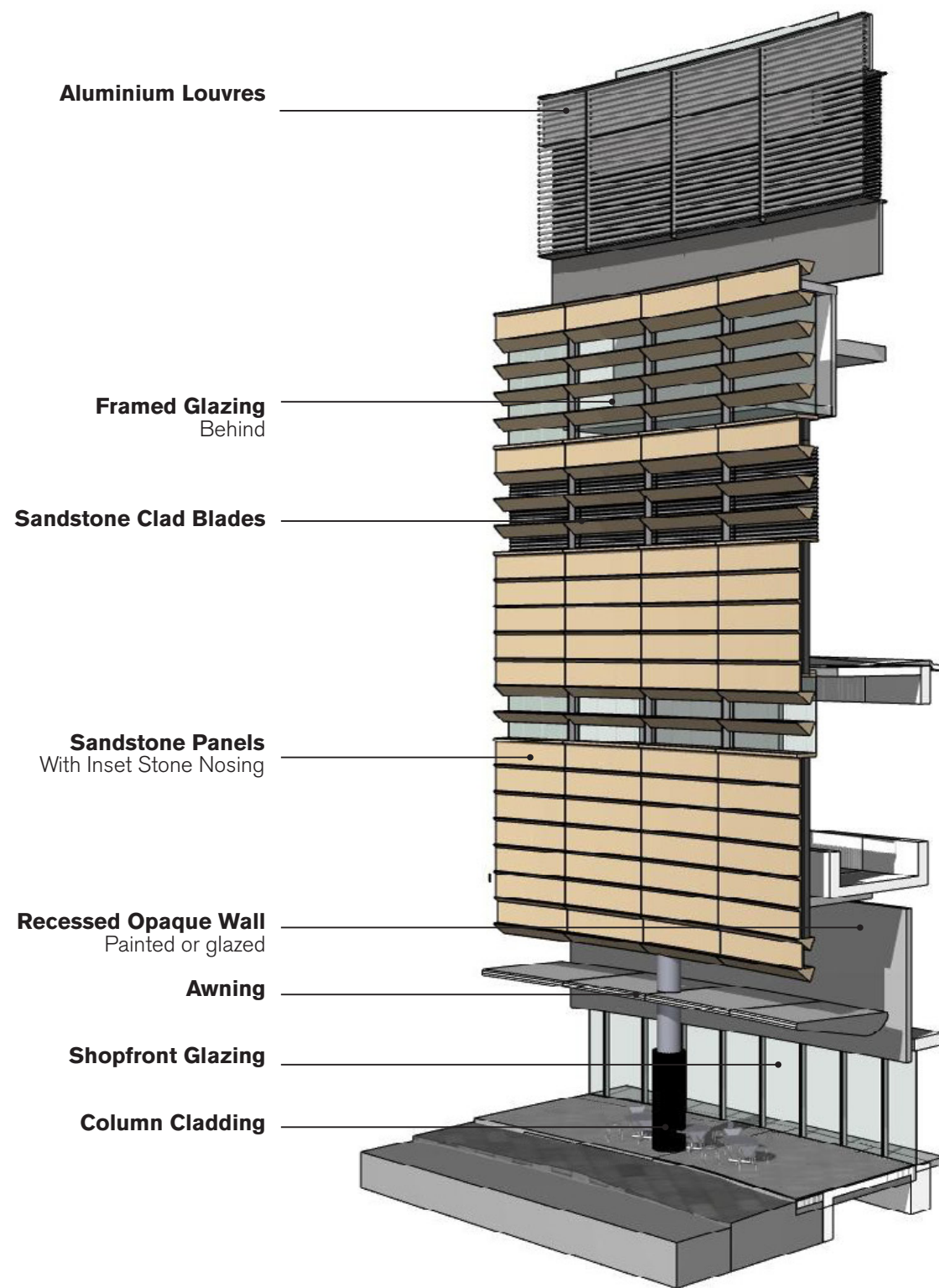


Sandstone Facade along Jones Bay Road

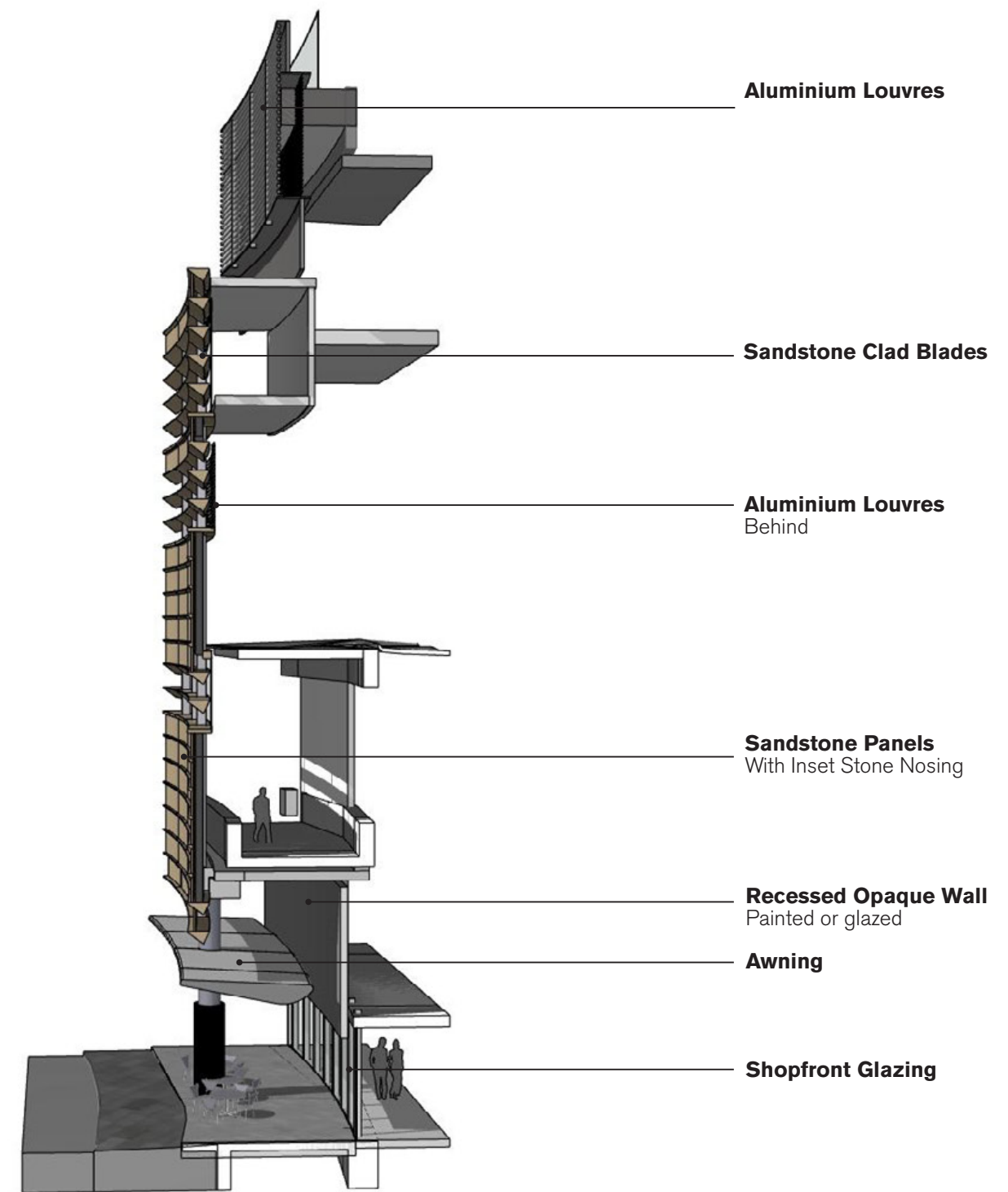


GRC Sandstone Facade at Liberty Place, 242 Pitt Street

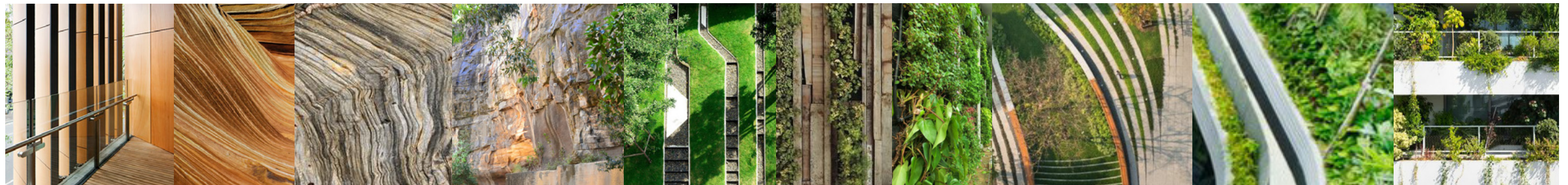




Sandstone Facade Elevation



Sandstone Facade Section



13.3 Podium Facade - Ribbon

An extension of the Ritz Carlton Tower, the Hotel Spa and Pool is located within a biomorphic ribbon that gently hovers above the existing podium. The façade adopts high performance glazing in an aluminium framing system. With solid cladding areas envisaged to be of doubly curved GRC elements or alternatively opaque solid cladding pannels. Internaly the ribbon is formed through a timber gridshel strcuture.



Ribbon Sitting Above Existing Podium Pirrama Road

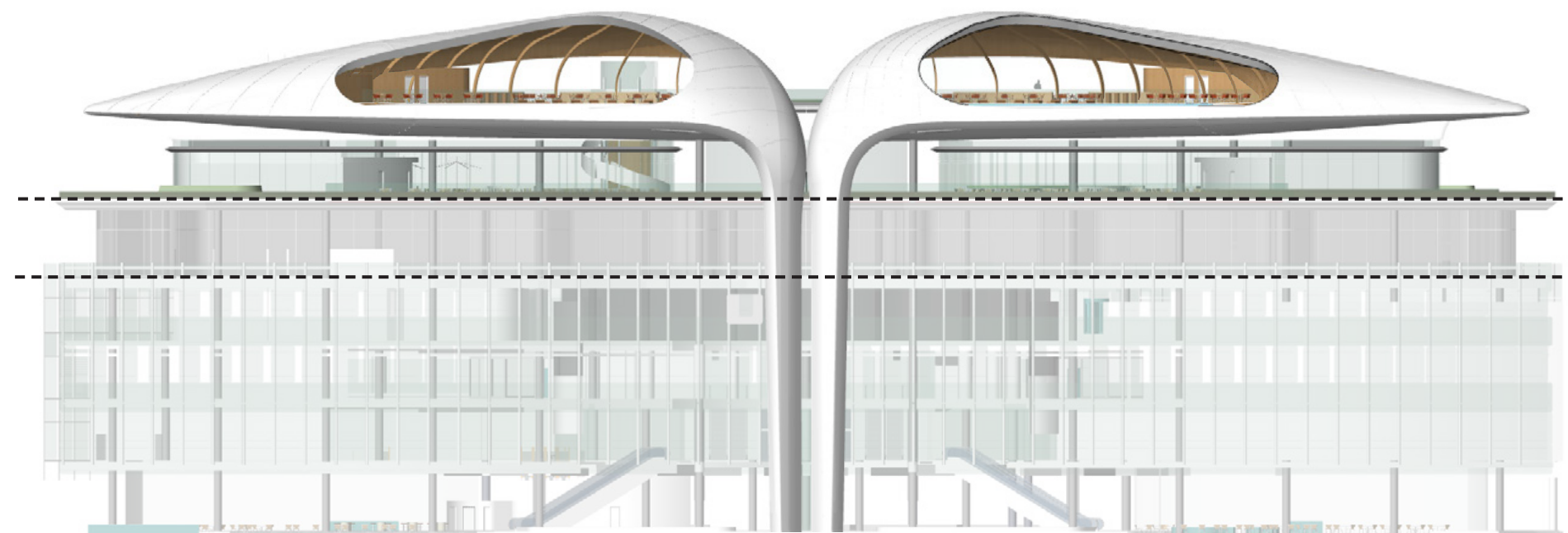


Sandstone Facade along Jones Bay Road





Ribbon Side Elevation



Ribbon Front Elevation

Opaque Solid Cladding Panels
Timber Gridshell Structure

Grid Structure

Pool

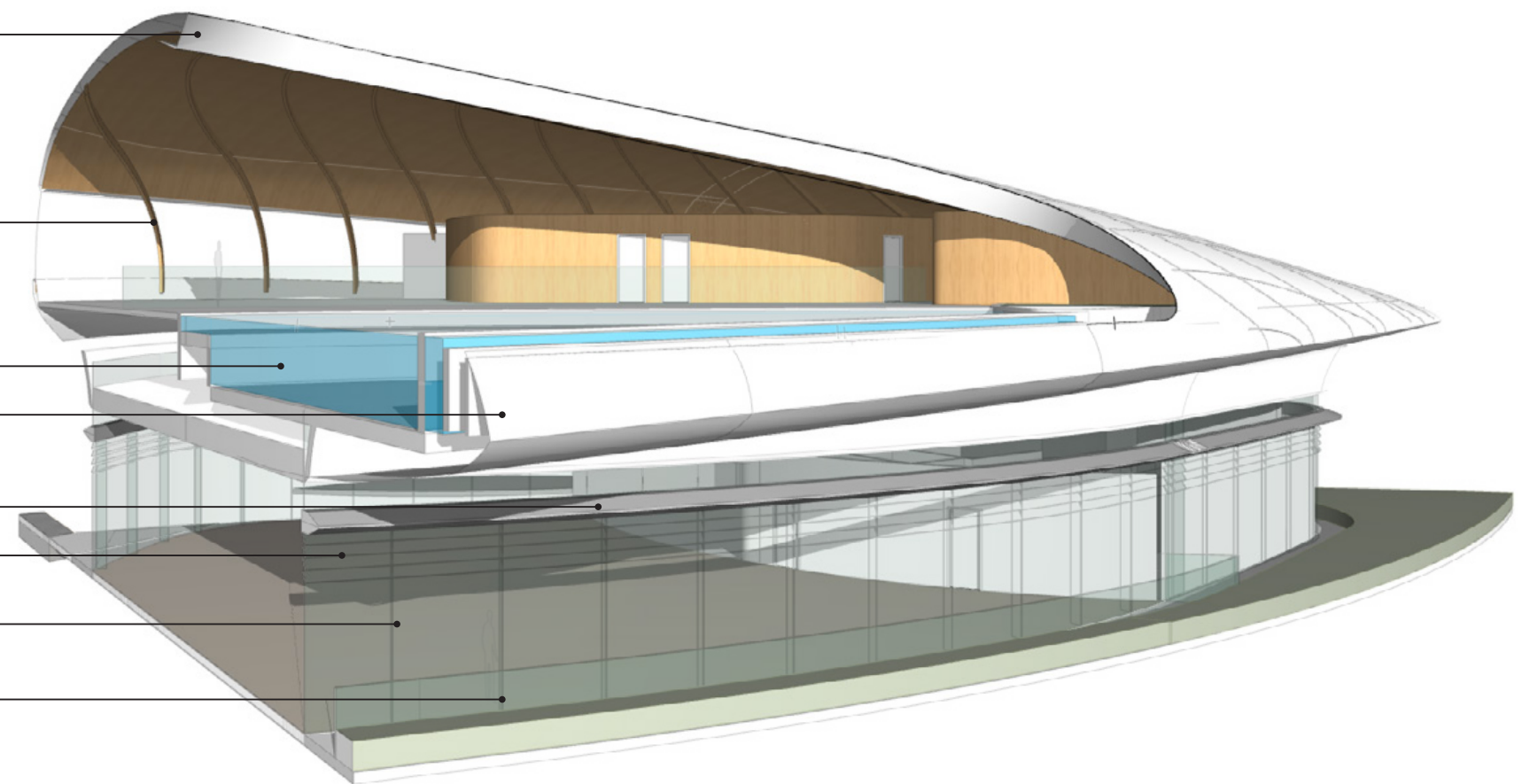
Opaque Solid Cladding Panels
Timber Gridshell Structure

Shading Fin

Operable Louvres

Frameless Glazing

Balustrade



Section Perspective Through Level 5 Sky terrace and Ribbon

13.4 Podium Facade - Porte-cochère & Hotel Entrance

The striking Porte-cochere symbols the exclusive Ritz Carlton arrival point on Pirrama Road. The adjacency and visual connectivity between the lobby interior and the vehicular set down is enhanced through the biomorphic Porte-cochere, providing a generous continues covered area. Mirroring the form and materiality of The Ribbon, the porte-cochere provides a grand entrance and covered area for hotel pick up and set-down. The timber panelling enclosing the underside of the porte-cochere rises and morphs to forming the ceiling finish of the lobby behind the glass enclosure line.

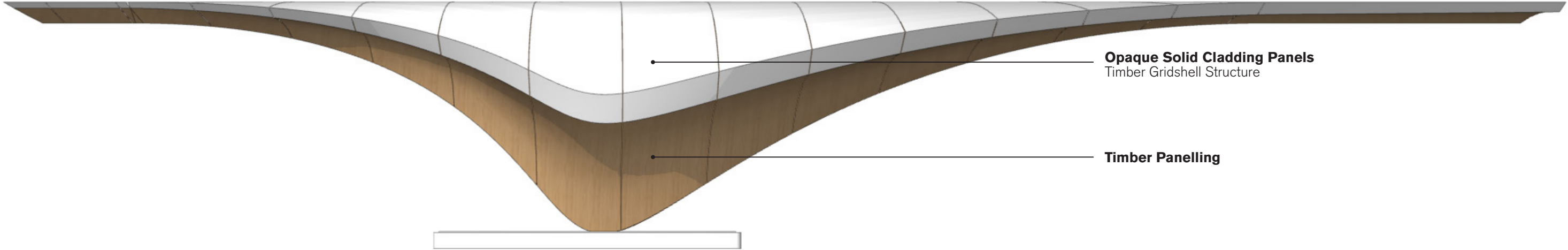


Porte-Cochere seen in context

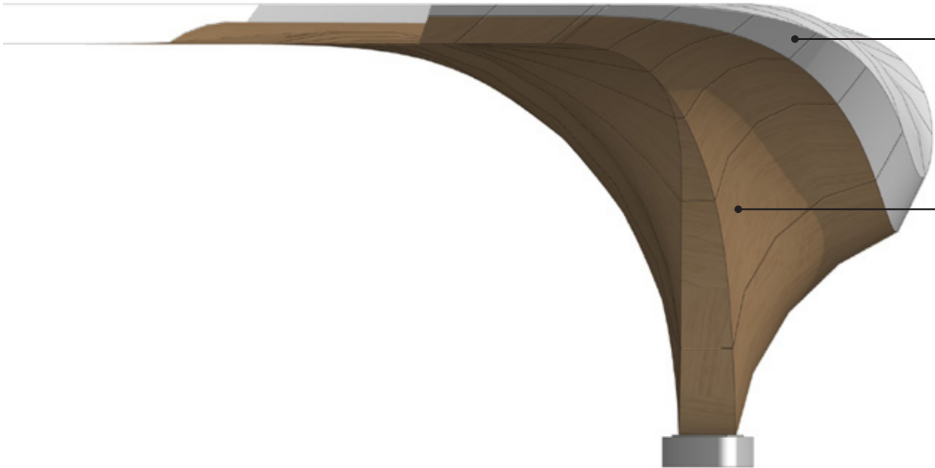


Pirrama Rd Porte-Cochere and Hotel entrance approach





Porte-Cochere Front Elevation



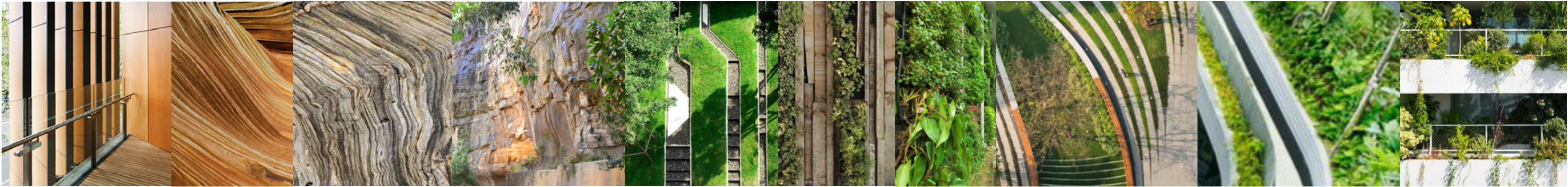
Porte-Cochere Side Elevation

Opaque Solid Cladding Panels
Timber Gridshell Structure

Timber Panelling

Opaque Solid Cladding Panels
Timber Gridshell Structure

Timber Panelling



13.5 Podium Facade - Neighbourhood

The gentle curved facade of the community building matches the height of the adjacent sandstone escarpment, whilst its clear glass skin communicates a sense of openness and welcomeness to the public. The double-skin facade encapsulating operable timber louvers, create a warm and inviting neighborhood architecture. The façade is wide ventilated cavity wall (inside) incorporating large operable vertical shades. The external face is a shear glass wall on timber mullions. The internal face has large operable windows to facilitate access to the cavity that are likely to be of timber faced metal composite panels.



Neighborhood Centre in Context



Neighborhood Centre as seen from the corner of Pirrama Rd. and Jones Bay Rd.



Law Building Sydney University

